



**City of Richmond**  
Urban Development Division

To Council - Mar 29, 2005

**Report to Committee**

To Planning - Mar 22, 2005

**To:** Planning Committee

**Date:** March 3, 2005

**From:** Raul Allueva  
Director of Development

**File:** TU 04-264071

**Re:** Application by Target Event Production Ltd. for an amendment to the existing  
Temporary Use Permit at 12631 Vulcan Way

**Staff Recommendation**

- 1 That the application by Target Event Production Ltd for an amendment to the existing Temporary Commercial Use Permit for the property at 12631 Vulcan Way be considered at the April 18, 2005 Public Hearing at 7 00 p m in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration

"That the Temporary Commercial Use Permit (TU 04-264071), as amended, to Target Event Production Ltd for the property at 12631 Vulcan Way to permit the extension of operating dates for a night market between May 20, 2005 to October 16, 2005 be approved upon fulfilment of the following conditions

- a Submission of a Traffic and Parking Management Plan to the satisfaction of the Acting Director of Transportation,
- b Submission of a Fire Safety Plan to the satisfaction of the Fire Chief,
- c Payment of \$9,126 50 for policing costs associated with last year's night market, and
- d Deposit a cash security or acceptable letter of credit in the amount of \$80,000 as security for the services required for the event as per the terms outlined in the attached Temporary Use Permit "

- 2 That the Public Hearing notification area be expanded to include all the properties within the area bounded by River Road to the north, No 5 Road to the west, Bridgeport Road to the south and Highway 99 to the east

Raul Allueva  
Director of Development  
KE blg

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input type="checkbox"/>	NO <input type="checkbox"/>

## Staff Report

### Origin

Target Event Production Ltd has a valid Temporary Use Permit to operate a night market during the months of June to September at 12631 Vulcan Way (TU 04-264071 issued in 2004, Refer to Attachment 1 for a copy of the existing Permit) In 2004, the night market was in operation from the beginning of June to the end of September

The organizer of the night market is requesting to extend the operating dates of the Permit to allow an opening date no earlier than May 20, 2005 and a closing date of no later than October 16, 2005 This proposed amendment to the issued Temporary Use Permit applies only to the remaining year of the Permit (2005) No further amendments to the Permit, other than to validity dates, are proposed

### Findings Of Fact

Item	Existing	Proposed
Owner	3547 Holdings Ltd Ko Ming Chong	No change
Applicant	Target Event Production Ltd	No change
Site Size	5.2 ha (12.8 acres)	No change
Land Uses	Industrial Warehouse	Industrial Warehouse and seasonal night market within the outdoor yard and parking areas
OCP General Land Use Designation	Business and Industry	No change – Temporary commercial uses can be considered under this designation
Bridgeport Sub-Area Plan Designation	Industrial	No change
Zoning	Light Industrial District (I2)	No change

### Site Context

To the north – River Road, the dyke and the Fraser River,  
 To the east – Industrial Use (I2) site containing a lumber yard,  
 To the south – Vulcan Way Other light industrial/commercial activities (i.e. Home Depot) are positioned further south of the site, and  
 To the west – Industrial Uses (I2)

### Project Description

The night market will operate on Friday, Saturday, Sunday and Statutory Holidays evenings during the hours of 7:00 p.m. to 12:00 midnight The general layout of the subject site involves the night market merchants and food court to be positioned north of the existing warehouse building Parking areas and drive aisles are located on remaining areas of the property to the east and south of the warehouse building, which will not be utilized for any night market activities and will be fenced to restrict access The subject site is able to accommodate a total of 600

off-street parking stalls (refer to Attachment 2) The days, hours of operation and general site layout for the night market operation remain unchanged for 2005

One change from the 2004 operation is that the main entrance will be from River Road at the north portion of the site This traffic flow plan is a reversal of the previous traffic pattern routing, where the entrance was from Vulcan Way and exit along River Road, and a one-way traffic flow maintained The City's Transportation Department has advised that the reversal of the traffic pattern is recommended to help alleviate traffic congestion during peak periods This one-way vehicular route must be maintained for traffic flow, parking area access and emergency vehicle access through the subject site at all times All vehicular access would exit at the south end of the site along Vulcan Way

### **Staff Comments**

Detailed staff comments are contained in Attachment 3

### **Analysis**

#### Proposed Amendment to the Opening and Closing Dates

An amendment to extend the opening and closing dates of the night market is being requested in response to scheduling issues that arose from last year's operations Due to inclement weather, the organizers were forced to cancel the event on a number of weekends With the beginning of June and end of September identified as being dates of validity, the organizer did not have the flexibility or option to extend the event a couple of weekends to take into account previous cancellations

Implementing an opening date for the May long weekend (May 20, 2005) and extending the event into mid-October (October 16, 2005) gives the organizers more flexibility in dealing with unforeseen cancellations due to inclement weather

#### Council Process – Public Hearing

An amendment to the validity dates of the existing Temporary Use Permit (TUP) must be forwarded to a Public Hearing for public input and consideration by Council This amendment will enable only the modification of the Permit for 2005 In the event that the applicant wishes to renew the Permit for an additional two (2) years (2006-2007), a separate application for renewal will be required that will necessitate another Public Hearing to be held

The City is required to publish notice in a local newspaper pertaining to the proposed amendment to the Temporary Use Permit (TUP) The previous public notification area when this site was first considered involved an area bounded by River Road to the north, No 5 Road to the west, Bridgeport Road to the south and Highway 99 to the east Staff recommend that this same notification area be utilized for the forthcoming Public Hearing

#### Public Consultation

The applicant/organizer has been instructed to consult with surrounding property owners and businesses immediately impacted by night market functions to gather feedback on last years event and determine how concerns can be addressed during 2005 At the time of the preparation of this staff report, the applicant indicated that discussions with surrounding property owners and businesses had been initiated and organizers were working to address relevant concerns The

applicant is aware that the results of this consultation needs to be brought forward and discussed at Planning Committee and Council when the application is considered

#### Traffic and Parking Management Plan

Prior to issuance of the amended Temporary Use Permit (TUP), the applicant is required to submit a Traffic and Parking Management Plan to the approval of the City's Transportation Department. The main change in the Traffic Plan from last year's event is a change in the vehicle access and exit points. This year, the vehicle entrance will be from River Road, with the main exit situated along Vulcan Way. The one-way vehicle movement through the site will be maintained, as was the case in the 2004 event. The Traffic and Parking Management Plan covers the following

- Number of parking stalls secured by the applicant,
- Hire a professional traffic management company to implement traffic control during the hours of operation of the night market,
- Routing of traffic and directional signage,
- Establishment of a shuttle service, and
- Deployment of at least two (2) RCMP Officers and one (1) Bylaw Officer (Parking Enforcement) at the site of the night market for every evening the event is in operation

The Traffic and Parking Management Plan is required to be reviewed and approved by the City's Transportation Department. To date, the applicant's traffic consultant has been liaising with the City to ensure all of the requirements listed above are met in the Traffic and Parking Management Plan.

#### RCMP and City Staffing

The proposed extension of event dates was reviewed by City Departments that potentially may be impacted by the amendment (i.e. RCMP, Transportation Department staff, Community Bylaws Department). No specific objections were raised to the extension of night market dates along with no foreseeable concerns pertaining to City personnel required to staff the event.

#### **Financial Impact**

The night market in previous years has proven to be a successful event drawing a large number of visitors from throughout the Lower Mainland, thus helping to promote the City and create significant positive economic spin-offs.

Due to the success of the night market and growing attendance figures over the past five years, there are costs incurred to the City. For the most part, these costs are associated with policing, traffic and parking management and enforcement. Submission of \$50,000 was required as part of the event in 2004 to cover City staffing costs. Currently the applicant has an outstanding balance of \$9,126.50 for policing costs associated with the 2004 event, which exceeded the original submitted amount of \$50,000. Staff require that the applicant pay the City this outstanding balance prior to issuing the amended Permit. The applicant is aware of this outstanding balance and that payment of this amount owed to the City is required prior to issuance of the amended Temporary Use Permit.

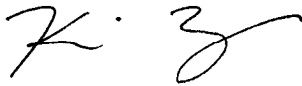
Staff also require that the amount for 2005 be increased to \$80,000, to cover City costs charged to the applicant in 2004 (approximately \$60,000), as well as additional funds to cover the proposed extension of dates. The City Bylaw pertaining to the processing of Temporary Use Permit's (Bylaw 7273) requires submission of the full amount of the cash security prior to Council Consideration at the Public Hearing. The applicant therefore has been advised that submission of the full \$80,000 cash security (or acceptable Letter of Credit) is required prior to the April 18, 2005 Public Hearing, and he has indicated that the full security can be submitted as required.

### Conclusion

The proposed amendment to the existing Temporary Use Permit (TUP) at 12631 Vulcan Way to allow an extension of opening and closing dates (May 20, 2005 to October 16, 2005) for a night market is being requested by the organizers to allow increased scheduling flexibility to take into account potential cancellations arising from inclement weather and other unforeseen circumstances. This amendment applies only to the 2005 event.

Staff do not object or have any concerns pertaining to the extension of dates as City staffing concerns, traffic and parking issues and general operational matters have been identified and will be required to be addressed to the satisfaction of City Staff as a condition of the issuance of the Permit. A number of requirements attached to this Permit will be under the responsibility of the applicant/organizer to fulfill.

On this basis, staff recommend that the proposed amendment be forwarded to a Public Hearing (notification area identified by staff) for public input and consideration by Council.



Kevin Eng  
Planning Technician – Design  
(Local 4626)

KE blg

Prior to issuance of the amended Temporary Use Permit, the following requirements must be completed:

1. Submission of a Traffic and Parking Management Plan to the satisfaction of the Director of Transportation,
2. Submission of a Fire Safety Plan to the satisfaction of the Fire Chief,
3. Payment of \$9,126.50 for policing costs associated with last year's night market, and
4. Deposit a cash security or Letter of Credit in the amount of \$80,000 as security for the services required for the event as per the terms outlined in the attached Temporary Use Permit.



**City of Richmond**  
Urban Development Division

EXISTING PERMIT

**Temporary Commercial Use Permit**

**No. TU 04-264071**

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To the Holder	Target Event Productions Ltd
Property Address	12631 Vulcan Way
Address	3063 - 8700 McKim Way, Richmond, BC V6X 4A5

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- 1 This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit
- 2 This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon
- 3 The subject property may be used for the following temporary Commercial uses  

Summer Night Market on Fridays, Saturdays, Sundays and statutory holidays from June 1, 2004 to September 30, 2004 inclusive and from June 1, 2005 to September 30, 2005 inclusive Hours of operation shall be between 7 00 p m and 12 midnight
- 4 Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner
- 5 As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder

There is filed accordingly

An Irrevocable Letter of Credit in the amount of \$50,000 00

April 6, 2004

- 2 -

- 6 The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof
- 7 If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full

This Permit is not a Building Permit

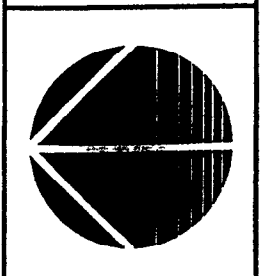
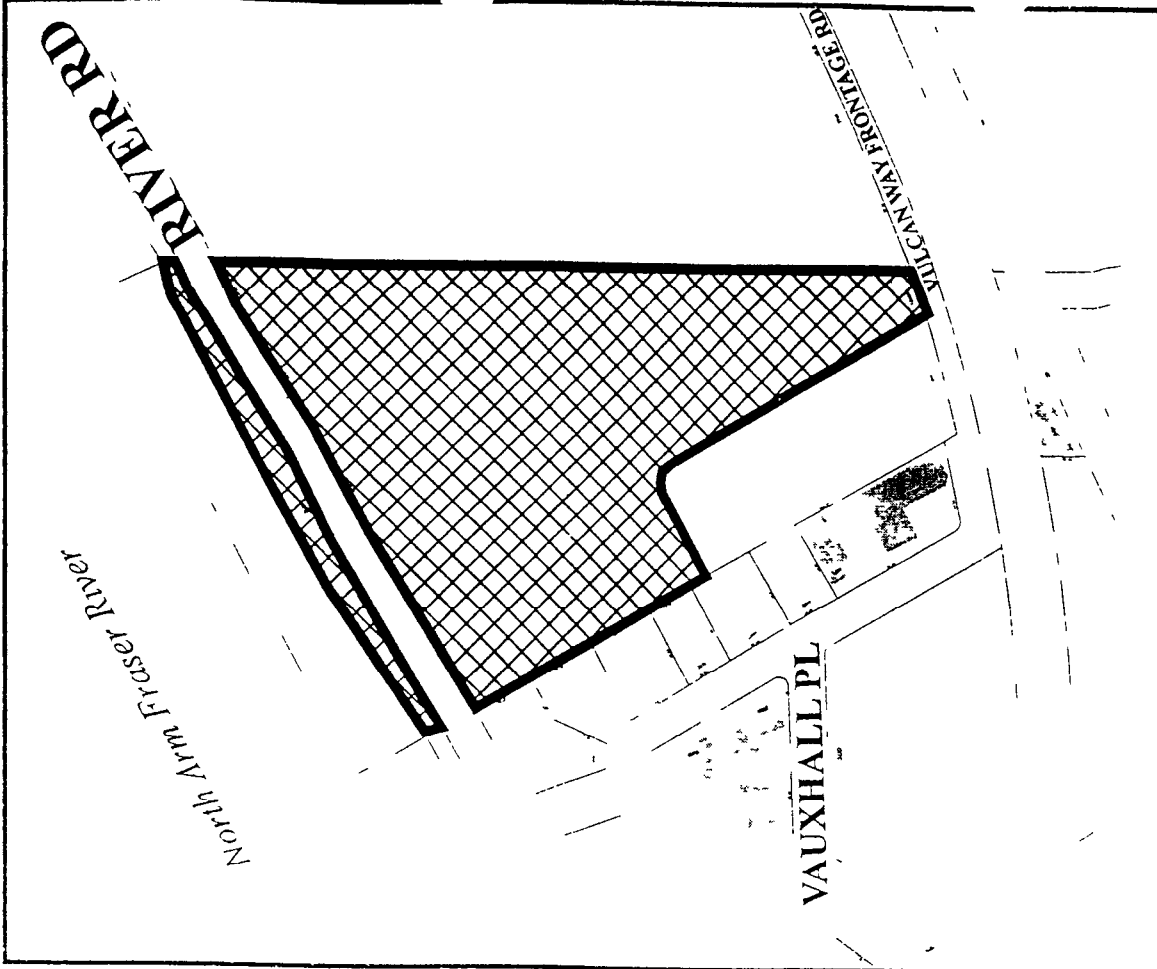
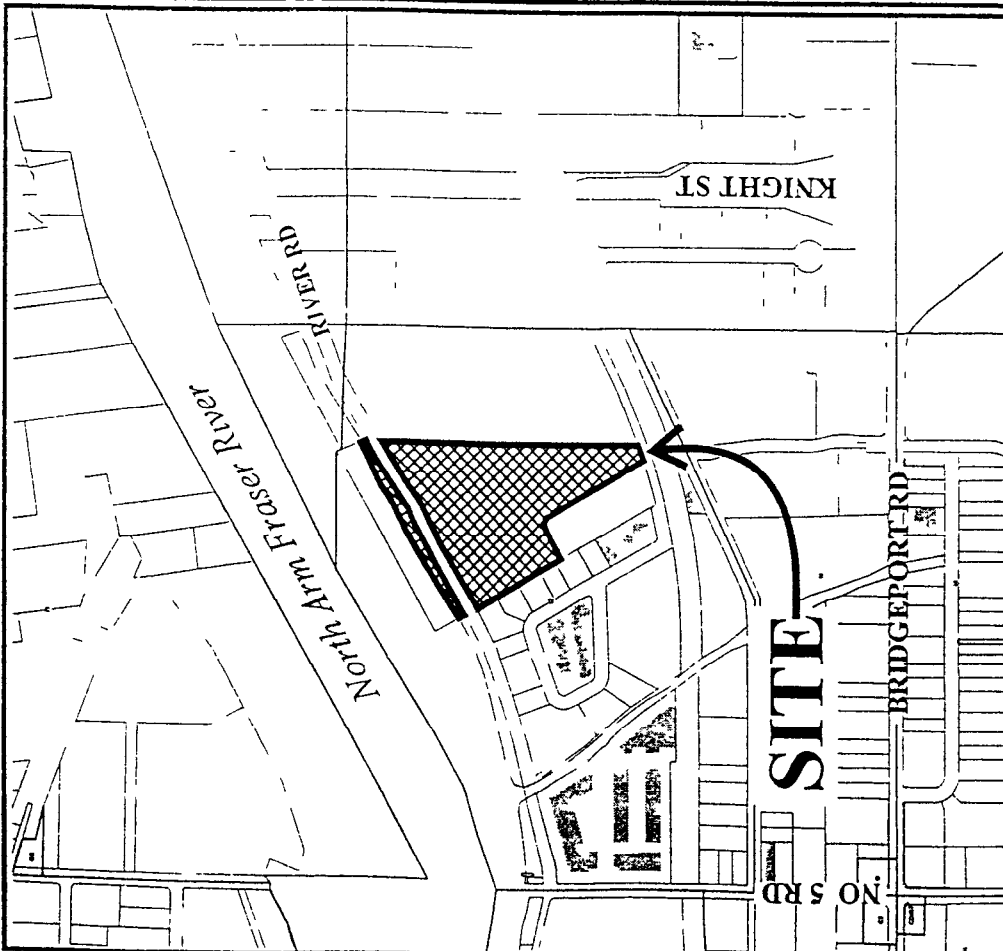
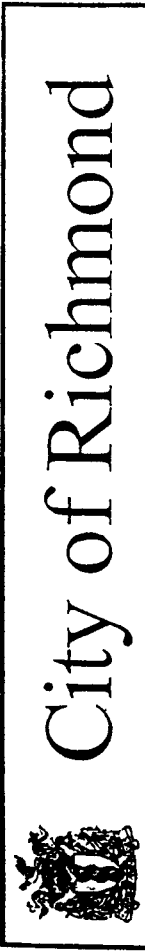
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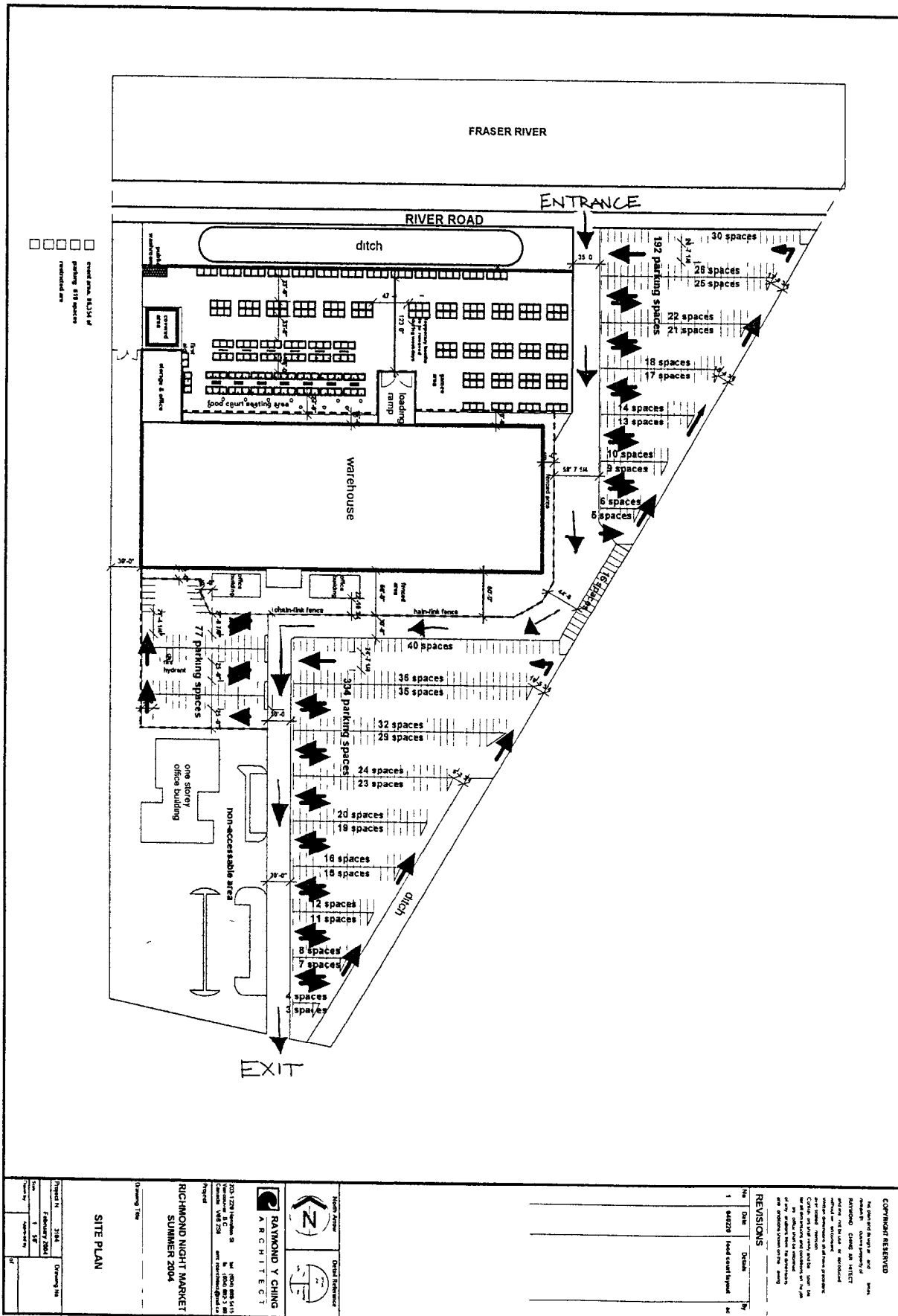
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MAYOR

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CITY CLERK



TU 04-264071

Original Date 03/10/04
Revision Date
Note Dimensions are in METRES



## STAFF COMMENTS ON THE APPLICATION

### Coordination of Staff Review

The operation of the night market in 2004 and processing of the amendment to the Temporary Use Permit has involved significant staff time and resources from various departments (Development Applications, Transportation, RCMP, Richmond Fire-Rescue, Finance, Business Licensing, Building Approvals and Richmond Health) to ensure that the event runs smoothly and all City staff and applicant concerns are adequately addressed. In order to implement a coordinated approach, a specific staff liaison (Richard Toda) has been assigned to ensure that operational and related issues pertaining to the night market are dealt with in an efficient manner.

### Development Applications

- a A formal application form and fee (\$1,000) is required to cover the costs of Public Hearing
- b The application should consult with neighbouring property owners and businesses to obtain feedback on the 2004 event and advise them of operational changes for the upcoming event in 2005
- c The main operational change to the night market for this year is a reversal of the traffic routing/pattern to and from the site. For 2005, the vehicle access/entrance is to locate along River Road. The vehicle egress/exit will be along Vulcan Way. One-way vehicle traffic flow will be maintained.

### Transportation Department

- a Attendance counts from 2004 found that the night market was extremely popular and resulted in attendance counts in excess of 14,000 people per night. This caused considerable parking and traffic congestion particularly in and around Sweden Way and Vulcan Way and at times, backing traffic up to the Knight Street Bridge. We will require that the *Applicant* increase his off-street parking supply from 800 vehicle stalls (600 on his site 200 on Domans Lumber) to 1000 vehicle stalls. The 1000 stalls are based on the increased attendance over previous years and on the undesirable impact on nearby businesses parking facilities.
- b The *Applicant* must re-sign an agreement with TransLink for use of the Sexsmith Park and Ride to provide a shuttle service to the night market site.
- c The *Applicant* must re-secure additional parking at Domans Lumber and/or other nearby sites to provide the additional parking stalls. The City will require letters from the landowner(s) of the agreements with drawings of the area being provided for parking.
- d *Applicant* must meet with and make arrangements with nearby business owners and operators to ensure that the night market addresses their concerns from 2004, such as patrons of the night market parking in other businesses lots, litter and access. Some of the nearby businesses are Sears, Home Depot, Scan Design, Coca-Cola, Foreign Stone, Future Shop and McDonalds. These are not the only businesses, but they are the ones that contacted the City last year with concerns of parking and traffic.
- e The *Applicant* may use Target Event employees for traffic control as long as they are fully qualified and certified by either the BC Safety Council or by the Workman's Compensation Board (WCB) as a Traffic Control Person. The *Applicant* will supply the City with copies of all the certified employees certificates with photo ID, the Traffic Control personnel must have their certification in their possession while conducting traffic control. Additionally, the *Applicant* must hire a Traffic Control Supervisor with extensive traffic control supervisory experience (three or more years, resume required) that will be present at all times while traffic control is being conducted. The Traffic Control staff must comply with the Ministry

- of Transportation's Traffic Control Manual for Work on Roadways and operate within WCB regulations for the duties of a Traffic Control Person and a Traffic Control Supervisor
- f The RCMP and the City have the right to require the *Applicant* to hire a professional traffic control company to conduct traffic control for the event if the Target Event staff is not able to handle the traffic situation, or they do not provide the minimum number of qualified staff to conduct the traffic control plan
  - g Directional signage will be manufactured and installed by the City at the *Applicant*'s expense as per the traffic control plan on approval by the City Engineer. Additional regulatory signage will also have to be installed to facilitate the new in and out routes for the event
  - h The *Applicant* agrees that he will fund 2 x RCMP constables, 1 x Bylaw Enforcement Officer for each night the event is open, as well as provide the staff to conduct traffic control during the event. Additionally, any City staff that maybe required to monitor the event from time to time
  - i The *Applicant* must supply Target Event radios to the RCMP and Bylaws (1 – RCMP and 1 - Bylaws) and be prepared to provide one to a traffic control company, should it be deemed necessary by the City or RCMP at a later date during the event
  - j Develop a procedure for the closing down of the event in the event of inclement weather, etc. A contact list with primary contacts and alternate contacts will be provided from the RCMP and Bylaws Department. If the event is closed for whatever reason, a minimum of 24 hours notice must be given, otherwise a minimum call-out fee will be applied (5 hours for RCMP, 4 hours for Bylaws/City personnel)
  - k CN/CP Police to be advised of the event dates and operating times
  - l CMBC and TransLink to be advised of the event dates and operating times
  - m Any promotional advertising must include a map showing the new route to the entrance and encourage the use of the Sexsmith Park and Ride shuttle once an agreement has been secured with TransLink
  - n The *Applicant* must construct a portable fence (Moduloc), parallel to the rail tracks, from the Vulcan Way rail crossing to the building located at 12611 Vulcan Way, to prevent uncontrolled pedestrian traffic during the event. A section of the fence may be left open during the weekdays for local access to prevent damage to the fence but closed off during event times

#### City of Richmond Fire-Rescue

- a The applicant will need to provide a complete Fire Safety Plan, showing designated site access
- b There must be one-way traffic through the site (in off River Road, out onto Vulcan Way) in order to maintain traffic flow and facilitate emergency access
- c On-site traffic corridors must be wide enough to allow fire engines and other emergency vehicles to manoeuvre safely
- d No deep-frying is permitted in the food court
- e All barbeques in the food court must be open grilled
- f If cooking is done under cover, the enclosures must be open-sided
- g No public access to the cooking areas is permitted
- h Adequate provision for on-site first aid and security must be provided
- i The chain gate separating Frontage Road and Vulcan Way should be opened wide enough for emergency access during times of the night market
- j The Fire Safety Plan prepared by the independently hired consultant worked well for the 2004 event

#### Building Approvals

- a Permits are required for any on-site structural additions or alterations, including changes to sewer and water services
- b Electrical and/or gas services must be Provincially approved Copies of the Electrical and/or Gas Permits must be submitted
- c Plumbing fixtures (i.e. pot sinks, washrooms, etc.) must be approved by both the Health Department and the City
- d A water meter is to be installed on the site for billing of water use

#### Business Licensing Department

- a Every vendor must have a Business License
- b The operator must provide weekly updates on vendors who will be present at the market and their stall locations
- c Stall locations must be marked clearly and vendors clearly identified

#### Health Department

- a Each Food Service Establishment (FSE) serving ready-to-eat foods and operating in excess of 14 days per year, must have their own two-compartment sink with hot and cold potable water under pressure Soap and towels in dispensers are to be provided at the sinks At least one (1) staff person must be Food Safe certified prior to an Operating Permit being issued and the Permit must be displayed at all times
- b Sewage disposal facilities approved by the Health and Permits & Licensing Departments must be provided for the sinks
- c Depending on the location of the FSE's in the parking lot, the floor area may require cleaning and sanitizing
- d If any food booths are not ready for inspection prior to the opening of the event, they will not be permitted to open until the following week
- e If overtime is required due to complaints, re-inspections to follow-up on infractions and/or inspections for re-applications for new or existing operators, these costs are to be borne by the applicant
- f If noise complaints are received, found to be justified and in contravention with the Public Health Protection Bylaw, the source of the noise complaints must be addressed For example, in the case of amplified music, restrictions to the volume and/or hours of operation will be required
- g Washroom requirements are specified in the Building Code and WCB Regulations but we would like to comment on the location and numbers prior to approval
- h Adequate number of garbage disposal bins to be provided If bins are found to be overflowing, additional bins are to be provided prior to the following week Clean-up of the property and surrounding areas is to be carried out after closing and the next morning if darkness prevents clean-up from being completed
- i We would also recommend that a First Aid tent, with a qualified First Aid Attendant, be required on the property at all times when the night market is in operation



**No. TU 04-264071**

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To the Holder	TARGET EVENT PRODUCTION LTD
Property Address	12631 VULCAN WAY
Address	C/O MR RAYMOND CHEUNG 3063 – 8700 MCKIM WAY RICHMOND, BC V6X 4A5

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- 1 This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit
- 2 This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon
- 3 The subject property may be used for the following temporary Commercial uses  
  
Night Market on Fridays, Saturdays, Sundays and statutory holidays from May 20, 2005 to October 16, 2005 inclusive Hours of operation shall be between 7 00 p m and 12 00 midnight
- 4 Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner
- 5 As a condition of the issuance of this Permit, Council is holding the cash security (or acceptable letter of credit) set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit, including the requirements noted in Schedule "B" Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this Permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder

A cash security (or acceptable letter of credit) in the amount of \$80,000 00 must be submitted prior to April 18, 2005

**No. TU 04-264071**

To the Holder                      TARGET EVENT PRODUCTION LTD

Property Address                12631 VULCAN WAY

Address                            C/O MR RAYMOND CHEUNG  
   3063 – 8700 MCKIM WAY  
   RICHMOND, BC V6X 4A5

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- 6 The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof
- 7 If the Holder does not commence the construction permitted by this Permit within 12 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full
- 8 This amendment to the existing Temporary Commercial Use Permit is valid for 2005 only

This Permit is not a Building Permit

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ISSUED BY THE COUNCIL THE

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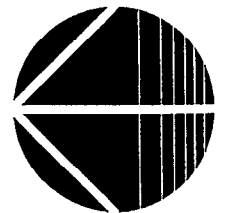
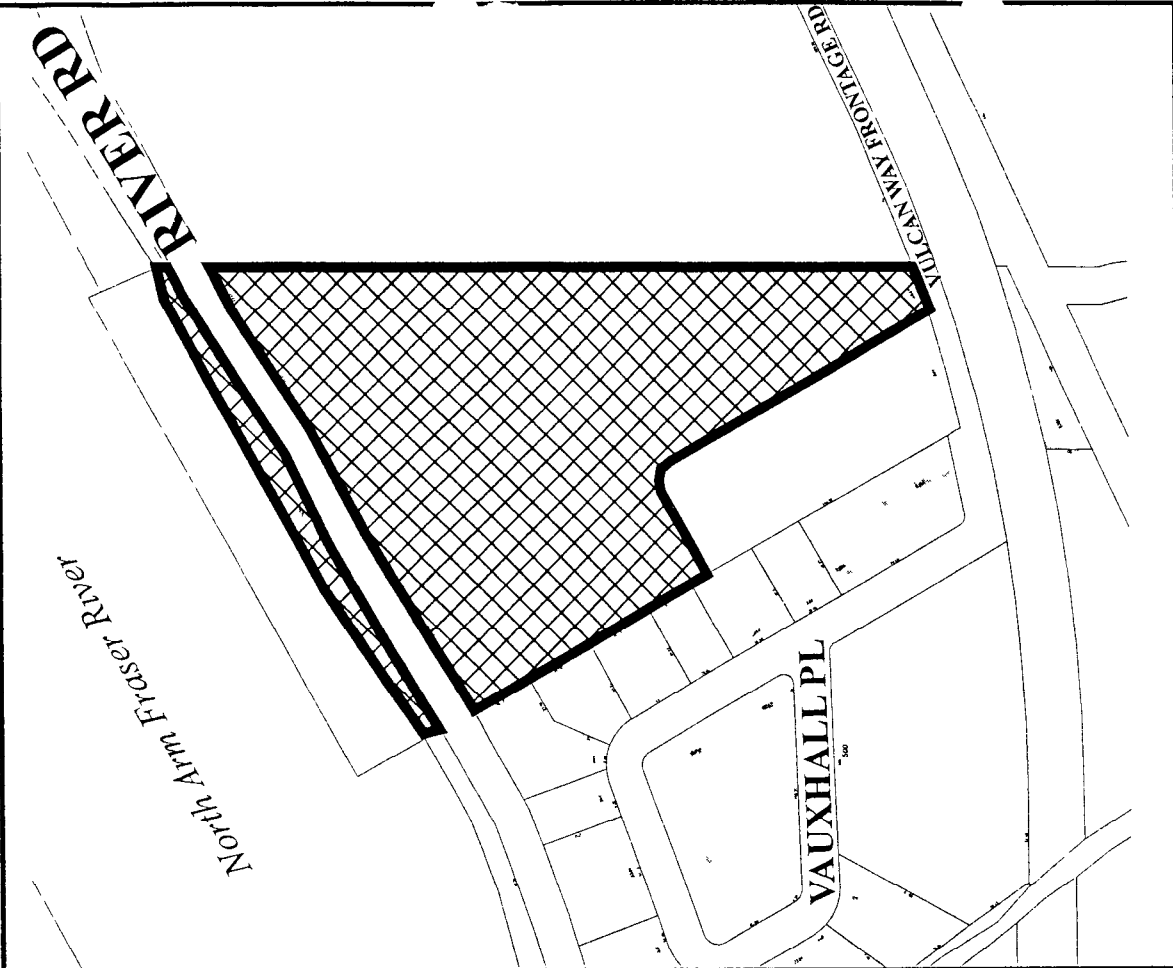
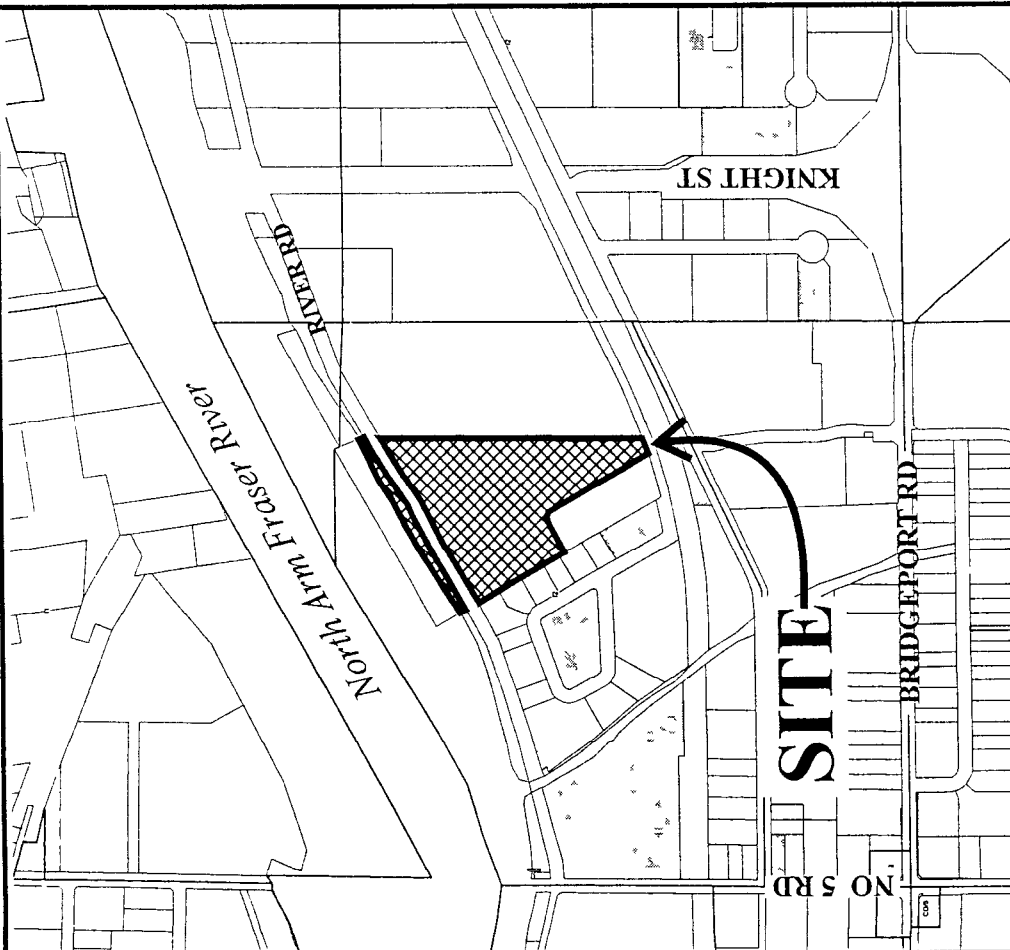
MAYOR

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CITY CLERK



# City of Richmond



TU 04-264071

"Schedule A"

Original Date 03/10/04

Revision Date

Note Dimensions are in METRES

**ENTERED**

## Schedule "B"

### Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to the following

- a Demolish or remove any temporary buildings, structures and signs,
- b Restore the land described in Schedule A,
- c Maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner,
- d Erect a chain-link fence around the existing warehouse building,
- e Ensure that no night market activities take place in the existing warehouse building,
- f Ensure that no parking, access or night market activities will occur on the portion of the property north of River Road,
- g Ensure that pedestrians will be able to move safely through the parking area to the market site,
- h Ensure that any ditches on the property are secured from public access,
- i Assume the costs of hiring a traffic management company to manage traffic flow and parking in accordance with a Traffic and Parking Management Plan,
- j Assume any policing costs that are incurred,
- k Assume any parking and bylaw enforcement costs that are incurred,
- l Assume the costs of litter pick-up on the site and surrounding neighbourhood after each evening of the night market,
- m Assume overtime costs of Health inspections due to complaints, re-inspections and inspections for re-applications for new or existing vendors,
- n Install a water meter for billing of water use,
- o Ensure that there is adequate first aid and security on-site,
- p Ensure that all necessary Building and Plumbing Permits have been submitted to Building Approvals for review and processing
- q Comply with Fire Code requirements, Building Code requirements, Business License regulations, Health regulations and any other relevant regulations
- r Submission of a Traffic and Parking Management Plan to the satisfaction of the Director of Transportation
- s Submission of a Fire Safety Plan to the satisfaction of the Fire Chief

Target Event Production Ltd  
by its authorized signatory

\_\_\_\_\_  
Raymond Cheung

To: Development Coordinator  
for information/file

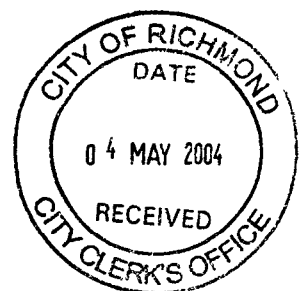
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DATE MAY 25 2004

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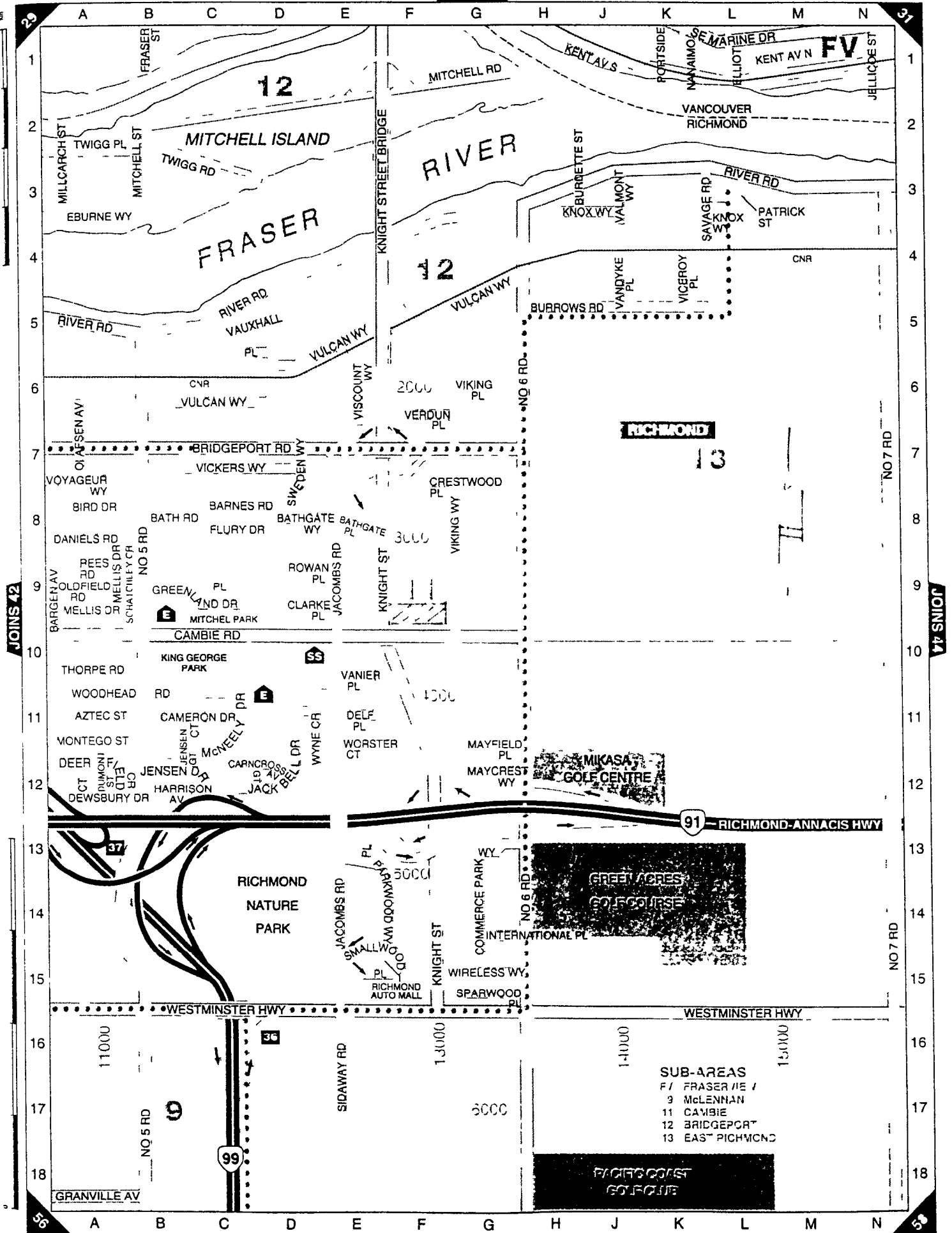
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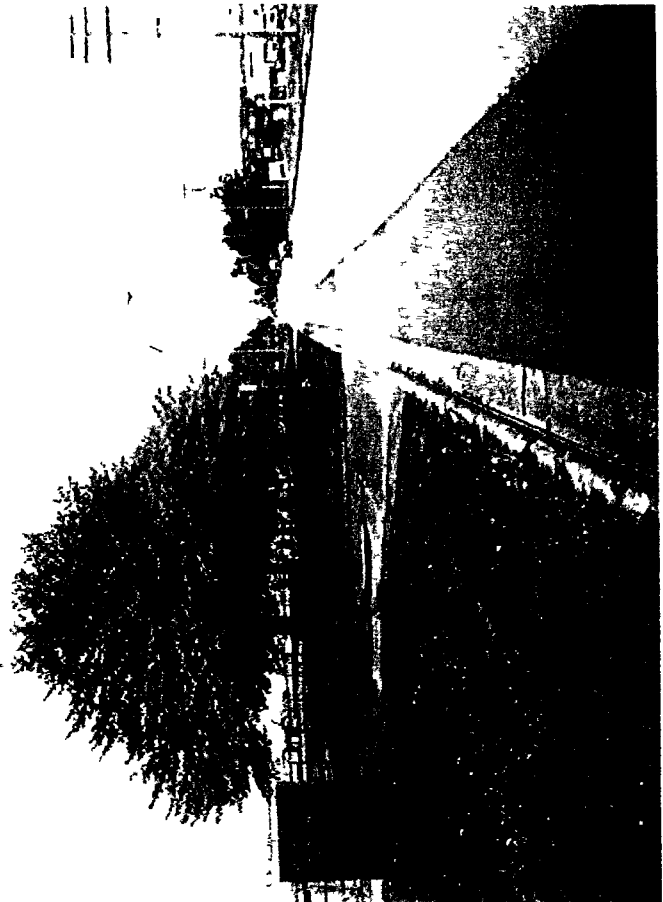
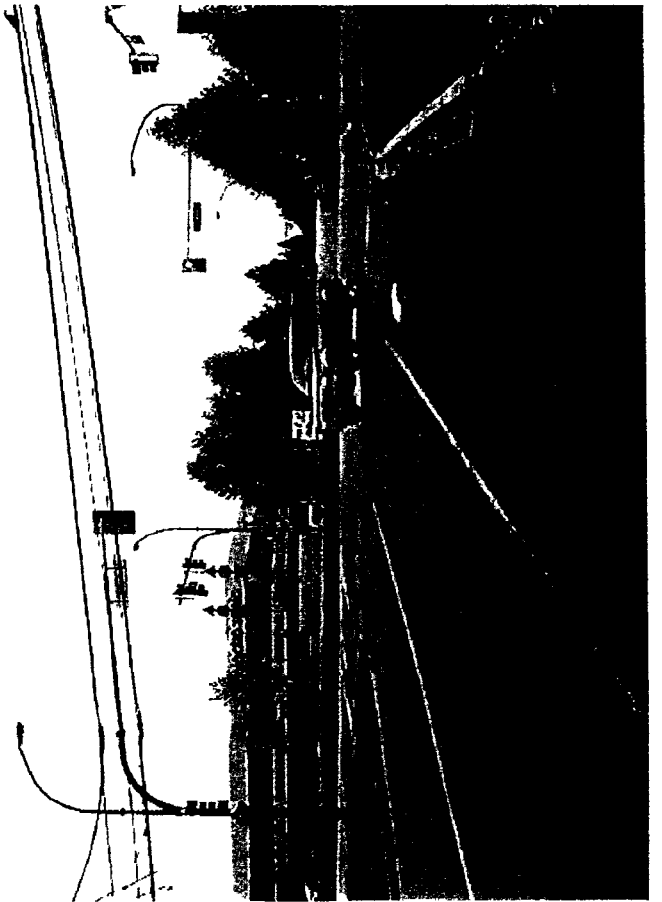
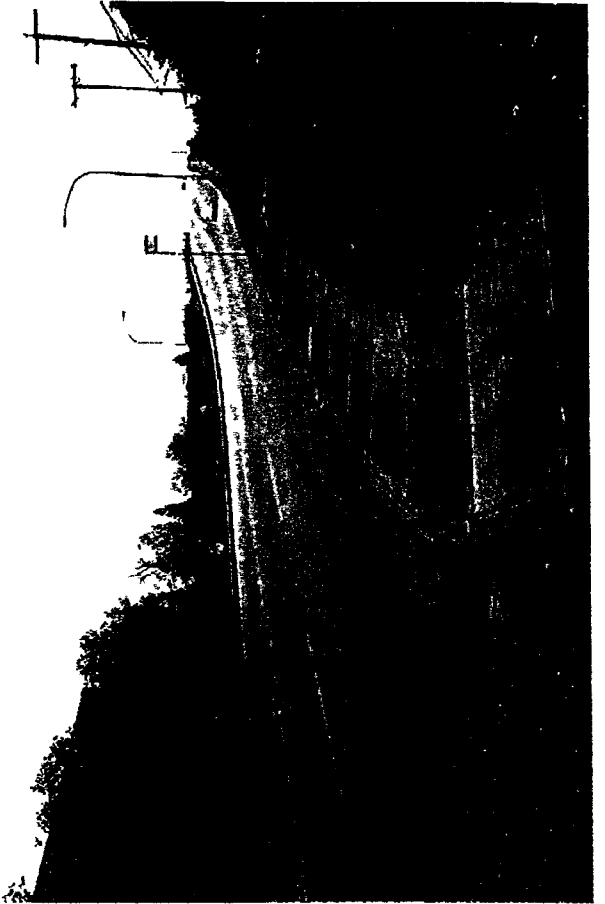
*Richmond Cambie Knight Market*  
*3751 Viking Way, Richmond*

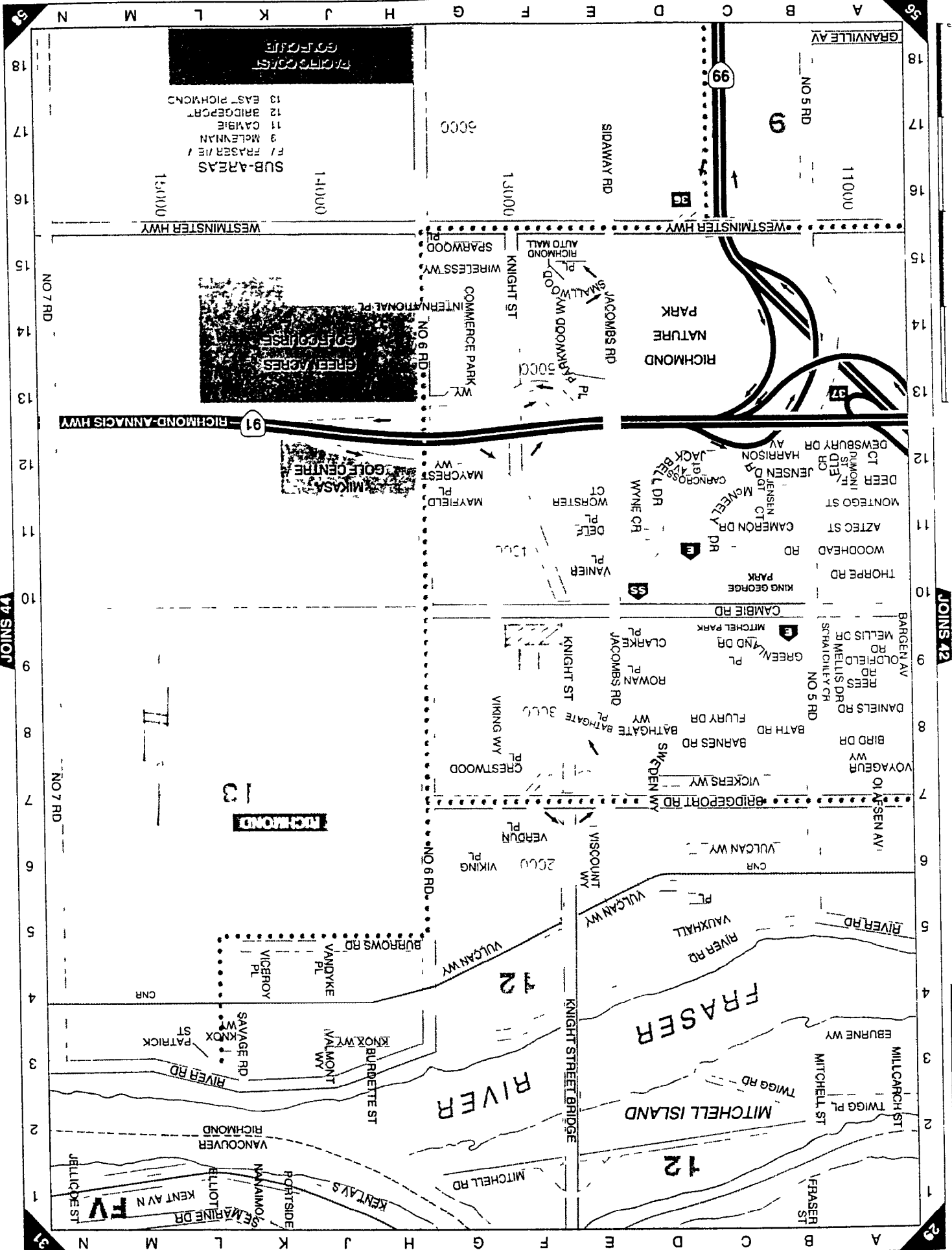


*Richmond Cambie Knight Market*  
*3751 Viking Way, Richmond*

*Richmond Cambie Knight Market*  
*3751 Viking Way, Richmond*







JOINS 42

JOINS 44



*Richmond Cambie kNight Market*

*3751 Viking Way, Richmond*

<b>Location</b>	The subject property is situated on Cambie Road, between Knight Street Bridget and Viking Way, the exact civic address is 3751 Viking Way, Richmond
<b>Project</b>	The project is to create a cultural event that is well organized, non-alcohol, family-orientated, night market that will operate in the summer months, June, July, August, and September. The project will be privately funded and will not have any request on public funding. It will have food, entertainment, and vendors offering a variety of services and products. The target audience will primarily be residents within Richmond, but the project may also draw visitors from Vancouver and other surrounding communities and will be an economic benefit to the City of Richmond.
<b># of Booths</b>	around 200 booths
<b>Time of Operation:</b>	The night market will operate during off-hours on Friday evening, Saturday and Sunday after 5:00 pm, which will avoid conflict with the existing light industrial uses and will add life to the area when all the workers have vacated their premises.
<b>Integration with Surrounding Uses:</b>	The area is currently a light industrial area with low-density one-storey type warehouse and distribution as well as some business park complexes. Site coverage is generally quite low on all the sites. When the subject Night Market is set up to service the community, integration should be relatively seamless as the area will be quiet down after business office hours and during the weekends. Traffic to the area is generally comprised of visitors going to some of the recreational uses such as the Mikasa Golf Centre, the Green Acres Golf Course, and the Silver City Entertainment Complex. There are also through traffic wishing to access Highway 91 and to points north and west via Bridgeport Road.

## **Traffic & Safety Issues**

The subject property enjoys excellent and free, easy access by way of public and private vehicle transportation. There is direct bus service along both Cambie Road and Viking Way. The subject property is situated adjacent to the Knight Street Bridge and access is by way of an overpass, highway linkage by the Bridgeport Road to the north, and by Highway 91 and Westminister Highway to the south. North-south corridors servicing the subject property would be No. 5 Road, Jacombs Road, and No. 6 Road.

The traffic will almost be self-regulated due to the traffic control signals, but the entire project will be fully supervised by traffic controllers and could be fully supplemented by the Richmond Police with the operator charged cost to maintain traffic safety standards and public safety. Fire safety is maintained due to easy accessibility to existing fire hydrants and water lines.

## **Traffic Controls**

Viking Way is a two-way street, which is fully serviced with street lighting, and concrete curbs. There is a full 4-way traffic light stop at the Cambie & Viking Way intersection. Cambie Road is a four-lane roadway, which has concrete curbs and pedestrian sidewalks. Even though the subject property enjoys easy accessibility, it offers excellent safe road access. Parking is available on site at 3751 Viking Way as well as on-street on Viking Way and some of the surrounding streets within this well-maintained light industrial area.

## **Load on Existing**

### **Services:**

3751 Viking Way is a fully-serviced site with hydro, sanitary and storm sewers, and city water. The existing building already connects to the existing sanitary sewer and city water. The new Night Market will construct a new on-site connection to the existing sewer and water. There will be portable toilets servicing the public but they will be cleaned regularly, and city water ensures that food-handlers will adhere to strict health and safety standards.

**Letters of Credit**      The operator of this Night Market is willing to post letters of credit to ensure that safety and traffic, garbage collection and cleanup issues are maintained to proper community standards expected from the City of Richmond. It is also the operator's intention that visitors will enjoy themselves in a free, clean location that the community will be proud of. The operators are also community leaders with experience and track record to properly organize and supervise such an event.

**Applicants**              No 168 Enterprises Ltd  
Project Manager          Alvin Au, phone # 604-803-2338  
President                  Steven W. Wong, phone # 604-328-1006

## QUALIFICATIONS & EXPERIENCE OF STEVEN WONG, BComm

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**YEARS OF EXPERIENCE**      **30** years, since graduating from the University of British Columbia with a Bachelor of Commerce degree

**PROFESSIONAL EXPERIENCE** **President, *Fried Lee & Associates Ltd.***, an appraisal company with a 40-year record in the Greater Vancouver Area

**President, *No 168 Enterprises Ltd***

**President, *Orthoworks Orthotics and Sports Medicine Inc***

**President, *Capital Pacific Realty Ltd***

### PROFESSIONAL MEMBERSHIPS

- Member of the Appraisal Institute of Canada holding a CRA designation
- Member of the Professional Division of the Real Estate Institute of British Columbia, designation of RI(BC), received a 25-year member special recognition in 2002
- Former Director of the Vancouver Chapter of the Real Estate Institute of Canada

### COMMUNITY INVOLVEMENT

- Past-President of the ***Richmond Chinatown Lions*** Club, 2003-2004
- Chair of Lions Journey for Sight to raise funds for ***CNIB***, Canadian Institute for the Blind
- Treasurer and Director, ***Chinese Cultural Centre of Greater Vancouver***
- Former 6-Year Director with the ***BBB, Better Business Bureau of the Lower Mainland***
- Director & Former Vice-President of ***CES*** (Civic Education Society)
- Member of ***EBC***, Ethno Business Council



Matthew McNair Secondary School students Karen Opeda (left) and Elyse Freedom with still life paintings they are putting up for auction. Senior students and their art teachers have supplied artwork for an annual school auction. Proceeds help fund arts scholarships at the school. The silent auction wraps up Wednesday at the school.

Mark Patrick photo

# Gas prices to keep soaring

by Julia Caranci

Regional Reporter

Prepare to pay—fuel will go over \$1 per litre before prices even out, said an independent gas station manager Friday.

Once a fearful and far off prospect, the \$1-litre of gas is virtually here. Prices at the pump hit more than 94 cents a litre at some stations late last week.

"We're bracing customers," said the manager, who did not wish to be named. "It's going to get higher still."

He said the cost will likely peak at slightly more than \$1 a litre in the coming weeks before it falls back slightly.

"I think those dreams of the 59c

*Dollar a litre  
mark likely to  
be broken*

litre of gas are over—it's over."

The gas industry is the source of hundreds of complaints each year, although very few cases are successfully prosecuted.

Price fixing can include the alleged practice of putting pressure on retailers to sell at a certain price, and threatening to cut off their supply if they don't.

The Federal Competition Bureau has the authority to investigate such

actions, which contravene Canada's Competition Act.

"They could really turn the screws pretty good on me if they wanted to," the independent manager told MetroValley News.

Gas companies deny the practice occurs.

"It's against the law," said Denita Davis, spokesperson for Shell Canada.

Gas prices tend to increase in a chain reaction, but not in sync, she maintained.

She said prices have gone up because crude oil prices are high, inventory levels are low, and there is uncertainty in the Middle East.

In the interim, some drivers are pumping only \$5 and \$10 amounts, hoping the prices will drop soon.

## Night Market relocation nears approval

*Decision will follow public hearing scheduled for May 17*

by Martin van den Hemel

Staff Reporter

Now that a debt to the city has been cleared up, the relocation of the Richmond Night Market is one step closer to becoming a reality.

Target Event Productions Ltd., which has been organizing the annual summer market for the past three years, owed the city about \$30,000 for policing costs associated with last year's

event, which was held at BridgePoint.

With the new casino poised to open in June, there's no more room for the popular market at BridgePoint, forcing organizers to switch venues for the second time in two years.

Now they are eyeing a property at 12631 Vulcan Way, north of Bridgeport and east of No. 5 Road.

City of Richmond spokesperson Ted Townsend said

council will decide on whether to grant a special permit for the site following a May 17 public hearing at city hall.

Townsend said Target Event's Raymond Cheung wrote a couple of post-dated cheques in the outstanding amount of \$30,000. Much of the extra policing costs related to nightmarish traffic conditions as access to BridgePoint was less than ideal.

Before getting a green light from council, Cheung will have to submit a traffic and parking management plan that satisfies the city's director of transportation.

Target Event will also have to submit a fire safety plan that is satisfactory.

Target will also have to deposit a letter of credit for \$50,000 as security to cover any costs incurred for additional services as a result of the night market.

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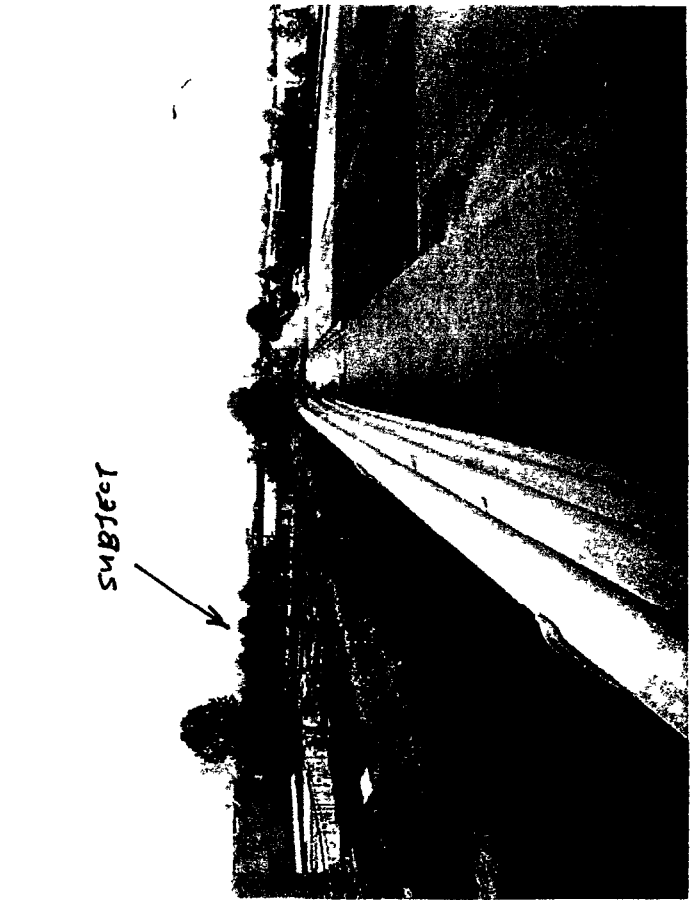
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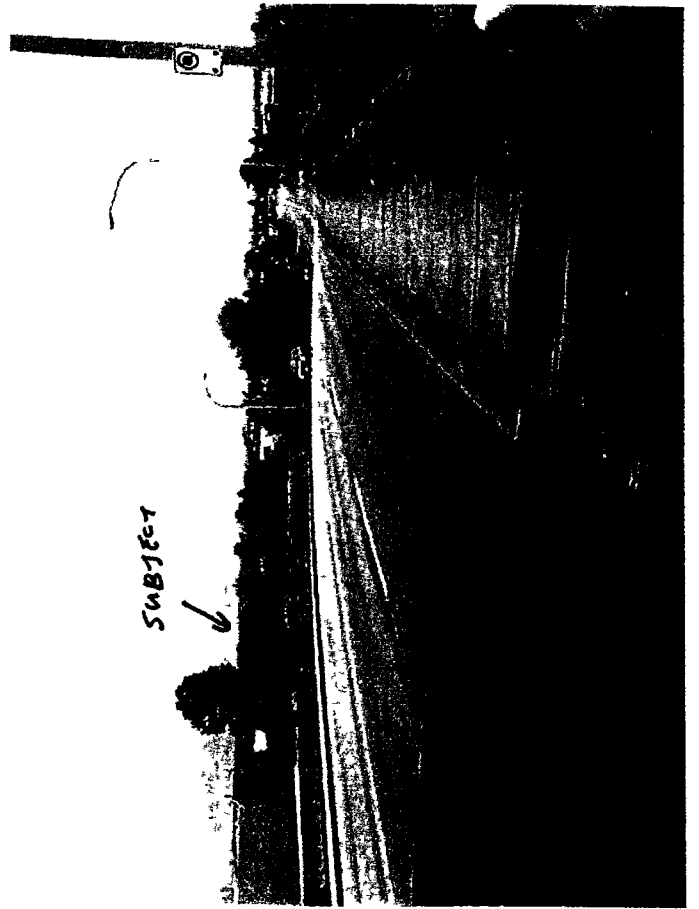
KNIGHT ROAD WEST OF SUBJECT



LOOKING EAST ON CAMBIE ROAD



SUBJECT



SUBJECT



← SUBJECT

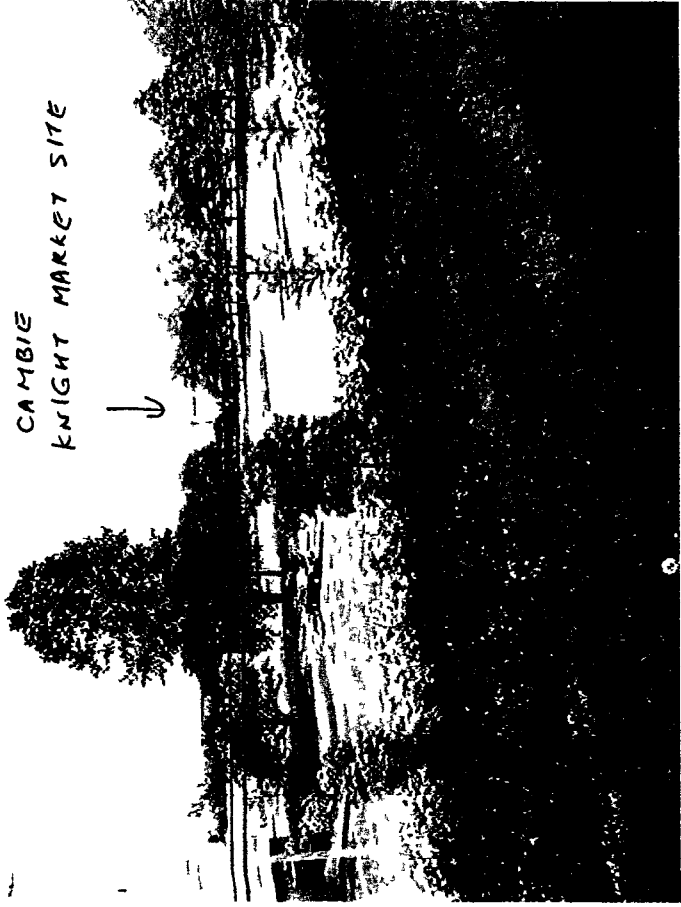
LOOKING WEST ON CAMBIE ROAD



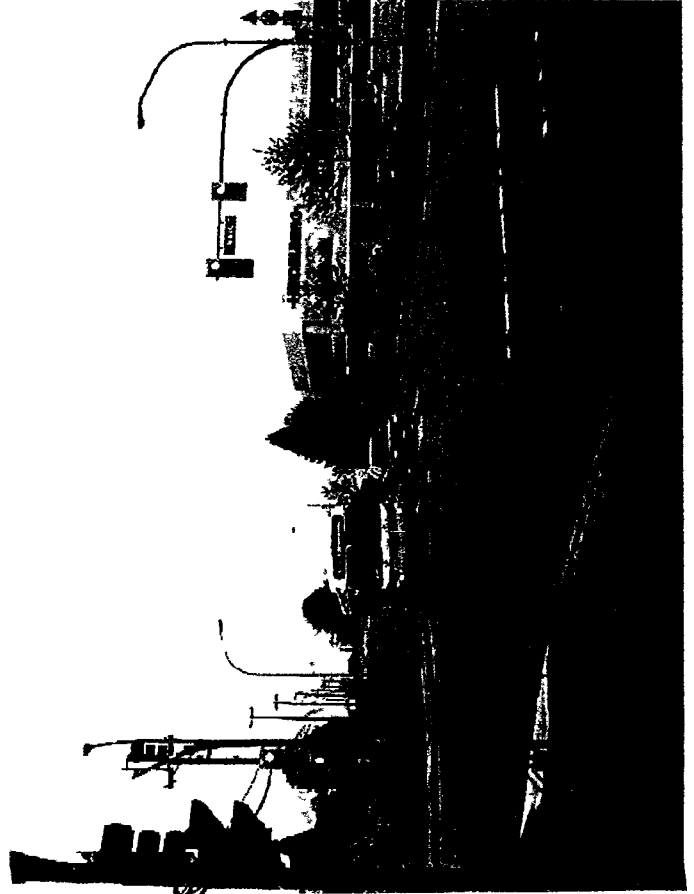
VIKING WAY  
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TRAFFIC SIGNAL  
CONTROLLED INTERSECTION

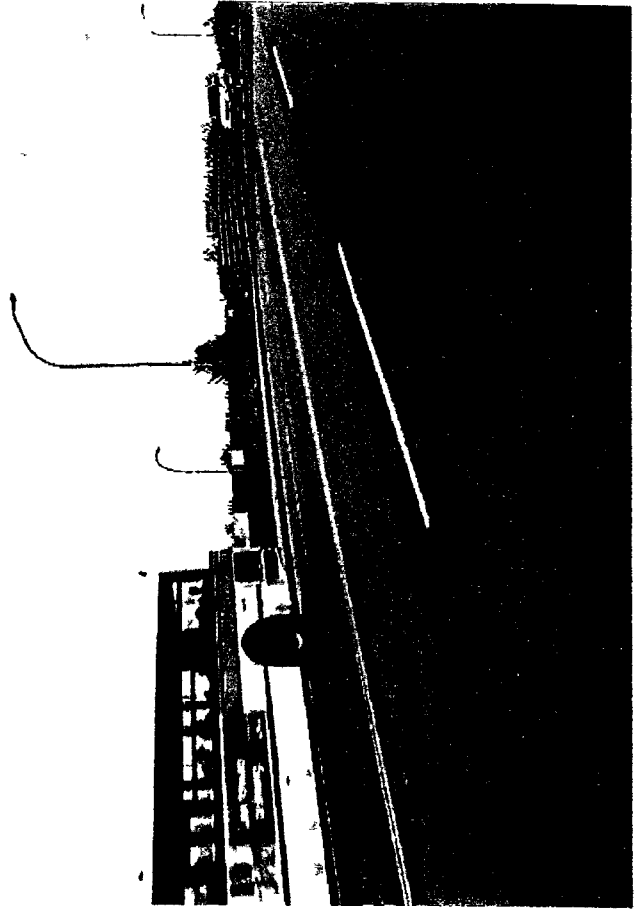
CAMBIE  
KNIGHT MARKET SITE



SUBJECT



BUS SERVICE TO SITE



BUS SERVICE



SURROUNDING INDUSTRIAL USES



VIKING WAY



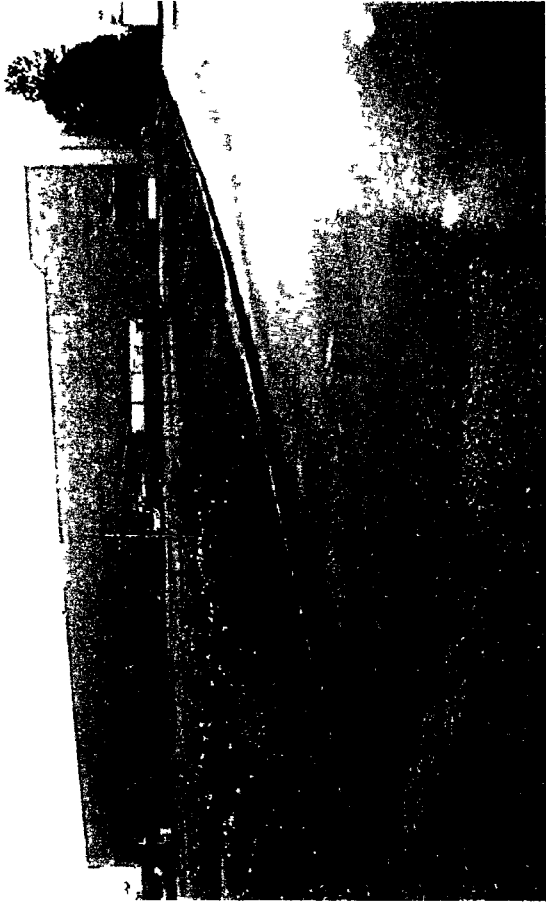
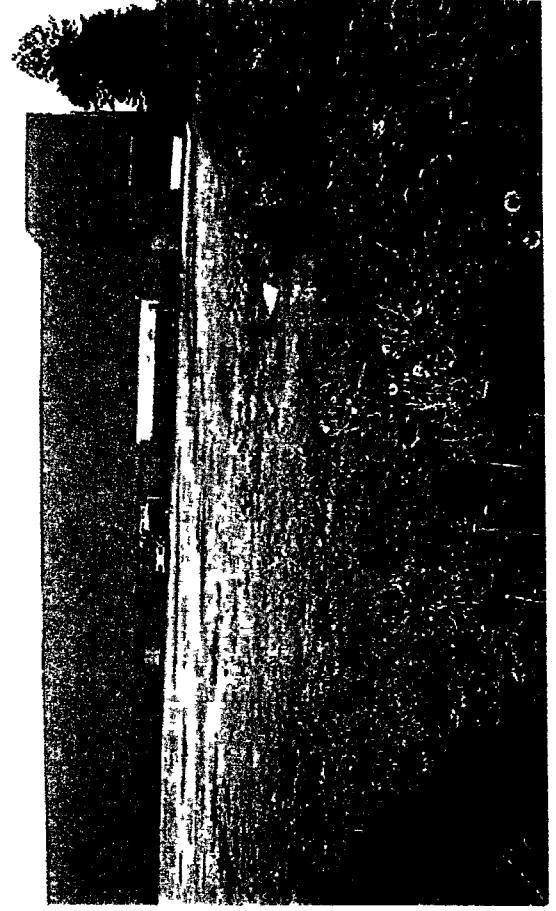
OFF SITE PARKING



SUBJECT SITE



VIEW OF SITE



SUBJECT SITE



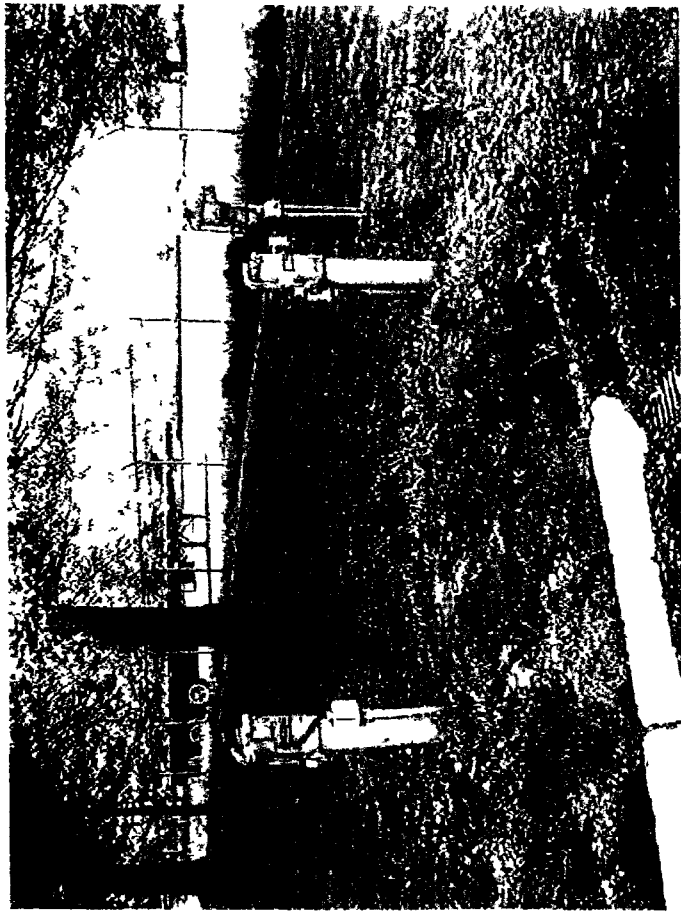
SERVICES TO PROPERTY



ENTRANCE TO KNIGHT MARKET



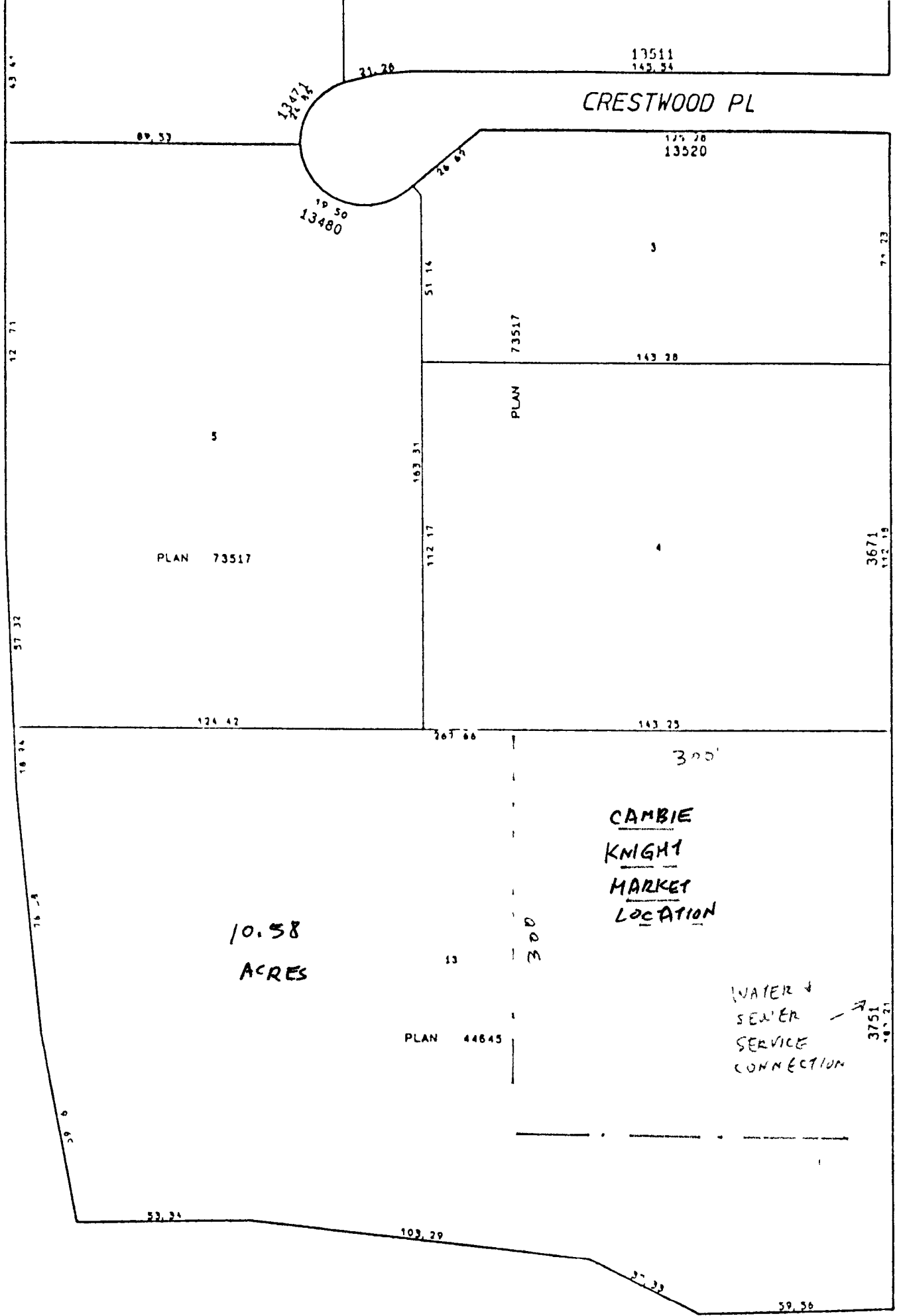
VIKING WAY VIEW



SERVICES

KNIGHT

VIKING W.



May 3 2004

To City of Richmond

From Steven Wong  
Fred Lee & Associates Ltd &  
No 168 Enterprises Ltd

Re 3751 Viking Way, Richmond

This letter is to inform you that Mr Alvin Au is the project manager for the project at the captioned property and Mr Au is authorized to act our behalf to obtain plans and to make permit applications for this project at this location

Yours truly,

Steven Wong  
President  
Fred Lee & Associates Ltd  
No 168 Enterprises Ltd

A handwritten signature in black ink, appearing to read 'Steven Wong', is positioned to the right of the typed name and title.

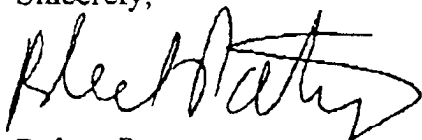
S-8106 Holdings Ltd  
9100 Van Horne Way  
Richmond, B C.

May 3 2004

To the City of Richmond

This letter serves as authorization for Steven W Wong of Fred Lee & Associates to inquire about, view, and make copies of plans related to sewer, water, and other construction related connections for the property owned by S-8106 Holdings Ltd at 3751 Viking Way, Richmond BC We also authorize Stephen Wong of #168 Enterprises to make permit application to use the property

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Patrizio", with a stylized flourish at the end.

Robert Patrizio  
VP Finance



**No. TU 04-264071**

To the Holder                      Target Event Productions Ltd

Property Address                12631 Vulcan Way

Address                            3063 - 8700 McKim Way, Richmond, BC V6X 4A5

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- 1 This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit
- 2 This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon
- 3 The subject property may be used for the following temporary Commercial uses  

Summer Night Market on Fridays, Saturdays, Sundays and statutory holidays from June 1, 2004 to September 30, 2004 inclusive and from June 1, 2005 to September 30, 2005 inclusive Hours of operation shall be between 7 00 p m and 12 midnight
- 4 Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner
- 5 As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder

There is filed accordingly


An Irrevocable Letter of Credit in the amount of \$50,000 00

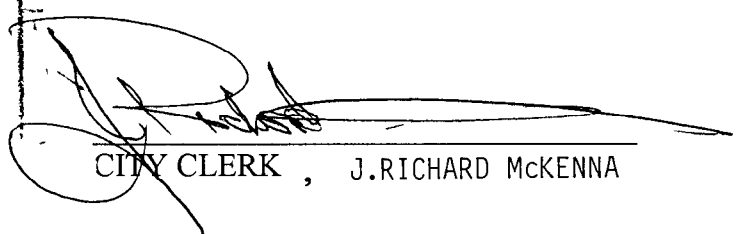
- 6 The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof
- 7 If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full

This Permit is not a Building Permit

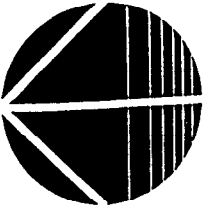
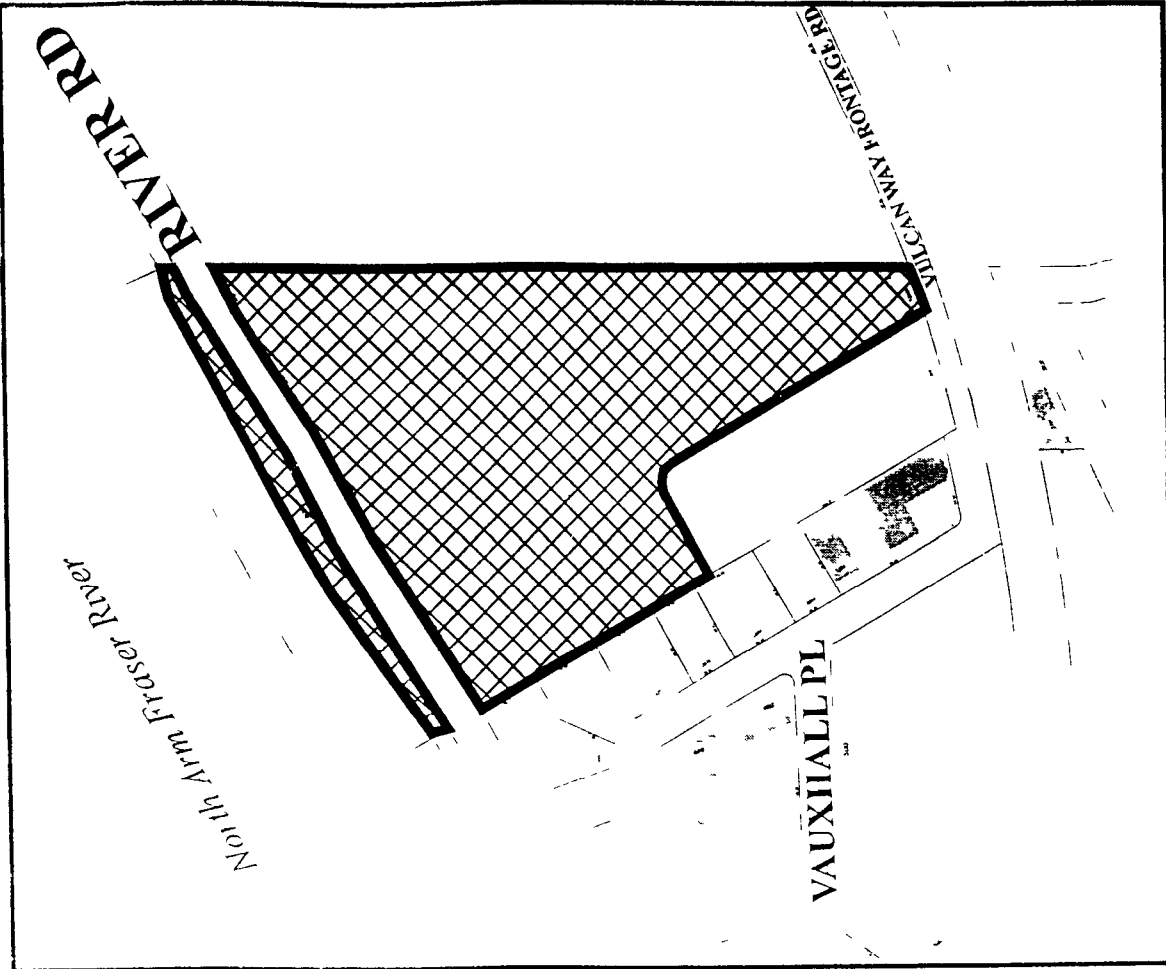
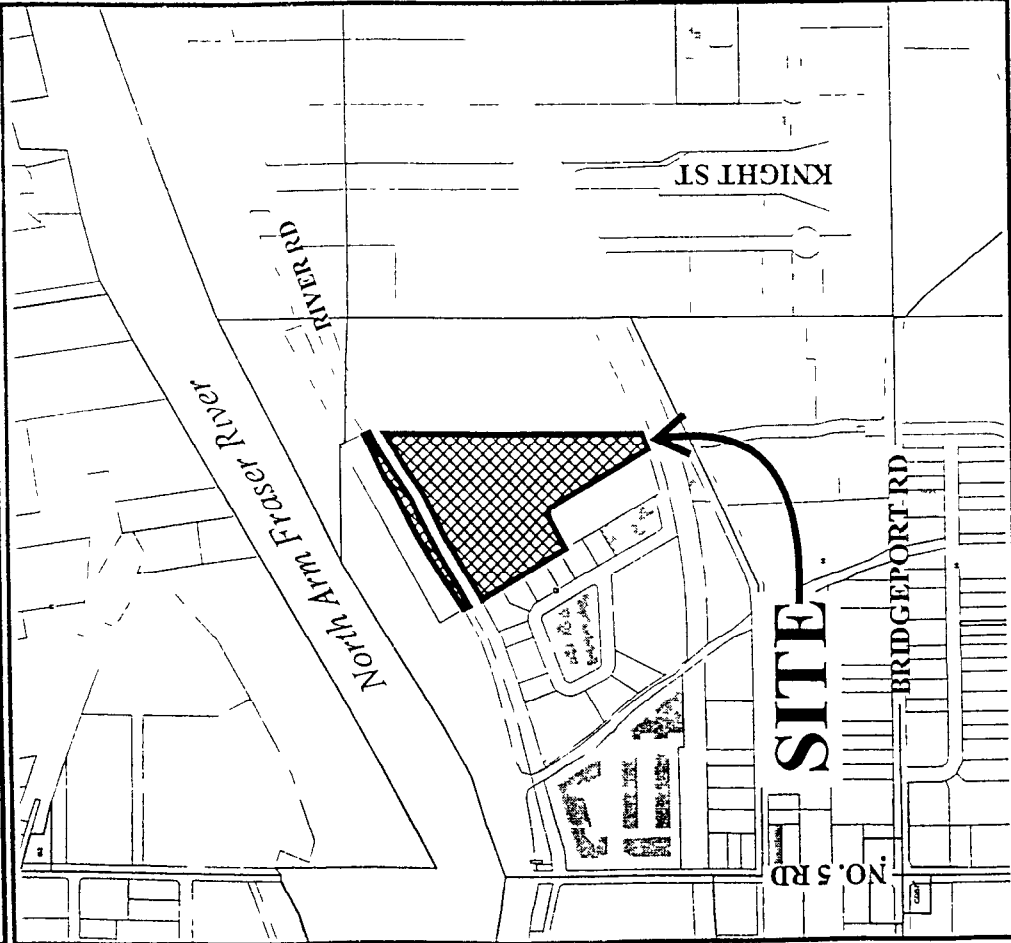
AUTHORIZING RESOLUTION NO PH04/5-1 ISSUED BY THE COUNCIL THE 17TH  
DAY OF MAY , 2004

DELIVERED THIS 18TH DAY OF MAY , 2004

  
\_\_\_\_\_  
MAYOR , MALCOLM D. BRODIE

  
\_\_\_\_\_  
CITY CLERK , J. RICHARD MCKENNA

City of Richmond



TU 04-264071

Original Date 03/10/04

Revision Date

Note Dimensions are in METRES

## Schedule "B"

### Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to the following

- a Demolish or remove any temporary buildings, structures and signs,
- b Restore the land described in Schedule A,
- c Maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner,
- d Erect a chain-link fence around the existing warehouse building,
- e Ensure that no night market activities take place in the existing warehouse building,
- f Ensure that no parking, access or night market activities will occur on the portion of the property north of River Road,
- g Ensure that pedestrians will be able to move safely through the parking area to the market site,
- h Ensure that any ditches on the property are secured from public access,
- i Assume the costs of hiring a traffic management company to manage traffic flow and parking in accordance with a Traffic and Parking Management Plan,
- j Assume any policing costs that are incurred,
- k Assume any parking and bylaw enforcement costs that are incurred,
- l Assume the costs of litter pick-up on the site and surrounding neighbourhood after each evening of the night market,
- m Assume overtime costs of Health inspections due to complaints, re-inspections and inspections for re-applications for new or existing vendors,
- n Install a water meter for billing of water use,
- o Ensure that there is adequate first aid and security on-site,
- p Comply with Fire Code requirements, Building Code requirements, Business Licence regulations, Health regulations and any other relevant regulations

Target Event Productions Ltd  
by its authorized signatory

\_\_\_\_\_  
Raymond Cheung